



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, AUGUST 18, 2010 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the September 13, 2010 City Council meeting. At that time, City Council will establish September 27, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. CONSIDER THE MINUTES FROM THE JULY 20, AND JULY 21, 2010 STUDY SESSIONS AND REGULAR HEARING:

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

- *1. **Z10- 21 (District 6)** 4420 East Baseline Road. Located east of Greenfield Road on the north side of Baseline Road (1.37± acres). District 6. Site Plan Modification. This request will allow the development of a car wash. (PLN2010-00137) Reza Amirrezvani, owner; John Reddell, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions
This case was withdrawn by the applicant

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z10-20 (District 5)** 3009 East Lehi Road. Located north of McDowell Road and east of Gilbert Road (283± acres). Modification of the existing PAD Overlay and Site Plan Review. This request will facilitate the development of a residential master planned community. W. Thomas Hickcox, owner; Greg Davis, applicant. (PLN2010-00168)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions
P&Z Recommendation: Approval with conditions Vote: 5 – 0
Boardmembers Carter and DiBella absent

- *2. **Z10-22 (District 4)** 560 South Country Club Drive. Located south of Broadway Road on the west side to Country Club Drive (3.26± acres). District 4. Rezone from R-3 to C-2 and Site Plan Review. This request will facilitate the redevelopment of an existing motel. (PLN2010-00175) Country Club Hotel LLC, owner; Roger Beecroft, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions
P&Z Recommendation: Approval with conditions Vote: 5 – 0
Boardmembers Carter and DiBella absent

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Public input regarding the Revised Zoning Code

Note: *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*